

1 of 2

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P.R.D. 002/91, R229/15, 410, 0970

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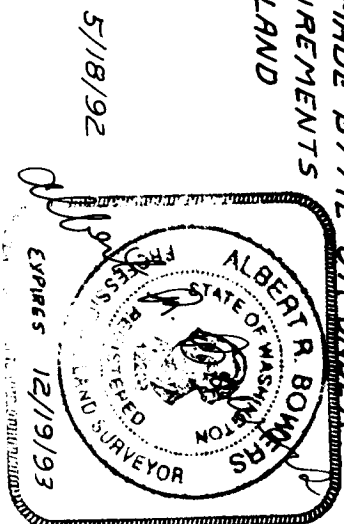
J. SCRIVEN'S P.R.D.
A PORTION OF R. BRUNN D.L.C. IN SECTION 15, T29N, R2E.W.M.
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF THE R. BRUNN DONATION LAND CLAIM DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID DONATION CLAIM WITH THE NORTH LINE OF SECTION 15, T. 29 N., R. 2 E. W.M.; THENCE S. 1° 19' 50" E. ON SAID EAST LINE OF R. BRUNN DONATION CLAIM 916.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE N. 82° 01' 17" W. 1654.70 FEET; THENCE S. 1° 11' 10" W. PARALLEL WITH THE WEST LINE OF SAID DONATION CLAIM 348.61 FEET TO A POINT ON THE NORTH LINE OF MENLO BEACH, PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 54 RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE ON SAID NORTH LINE N. 79° 11' 30" E. 258.69 FEET TO THE MOST NORTHERLY CORNER OF SAID PLAT; THENCE S. 50° 09' 10" E. ON NORTHEASTERLY LINE OF SAID PLAT 1211.08 FEET MORE OR LESS TO THE WEST LINE OF THE NEIL GRIDWIRE TRACT; THENCE N. 1° 19' 50" E. ON SAID WEST LINE 225.78 FEET; THENCE S. 88° 40' 10" E. 418.00 FEET MORE OR LESS TO THE EAST LINE OF R. BRUNN DONATION CLAIM; THENCE N. 1° 19' 50" E. THEREON 624.00 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING. TOGETHER WITH EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OF LAND IN MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE LAND SURVEY RECORDING ACT IN JULY 1991.
J. Scriven
CERTIFICATE NO. 12208



TREASURER'S CERTIFICATE:

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR 1992.
J. Scriven
ISLAND COUNTY TREASURER Deputy

NOTES AND RESTRICTIONS

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN, OR PRIVATE ROADS PROVIDING ACCESS TO THIS DEVELOPMENT.
2. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
3. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL PERMIT OR THE AVAILABILITY OF POTABLE WATER.
4. WETLAND HAS BEEN IDENTIFIED WITHIN AND ADJACENT TO THIS DEVELOPMENT. NO FURTHER DEVELOPMENT MAY OCCUR WITHOUT FIRST SECURING A DETERMINATION OF WETLAND ZONING REGULATIONS IN EFFECT AT THE TIME DEVELOPMENT IS PROPOSED. CONTACT THE ISLAND COUNTY PLANNING DEPT. FOR FURTHER INFORMATION.
5. THIS PLANNED RESIDENTIAL DEVELOPMENT IS SUBJECT TO NOISE, DUST, SMOKE AND ODORS RESULTING FROM MANUFACTURING, HARVESTING, PLANTING, FERTILIZATION AND PEST CONTROL ASSOCIATED WITH FARMING PRACTICES. THESE PRACTICES WHEN PERFORMED IN ACCORDANCE WITHIN THE EXISTING LAWS SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.
6. ALL LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 920213349, RECORDS OF ISLAND COUNTY, WASHINGTON.

APPROVALS:

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 5th DAY OF November 1992.
J. Scriven
PLANNING DIRECTOR

RESERVATION:

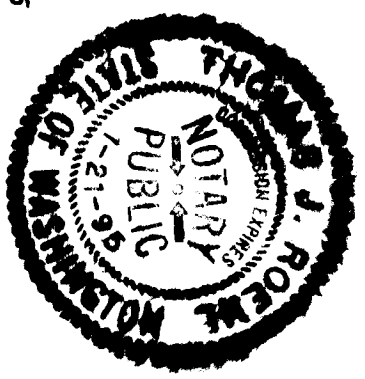
TRACT B, IDENTIFIED AS RECREATIONAL AREA AND TRACT A, IDENTIFIED HEREON AS COMMUNITY OPEN SPACE IS RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE, TO BE LEFT IN AN UNDISTURBED, NATURAL STATE OR MAINTAINED AND USED AS SHOWN HEREON, AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS AND IS FOR PASSIVE RECREATION ONLY.

OWNERS CONSENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED APPLICANTS HEREBY CERTIFY THAT THIS PLANNED RESIDENTIAL DEVELOPMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

ACKNOWLEDGEMENT:
STATE OF WASHINGTON S.S.
THIS IS TO CERTIFY THAT ON THIS 26th DAY OF JULY 1991 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN APPEARED STRAHEY F. GABELEIN, A SINGLE MALE, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND EXECUTED THIS PLANNED RESIDENTIAL DEVELOPMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SERLED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT FRIGELAND MY COMMISSION EXPIRES ON JAN 21, 1995

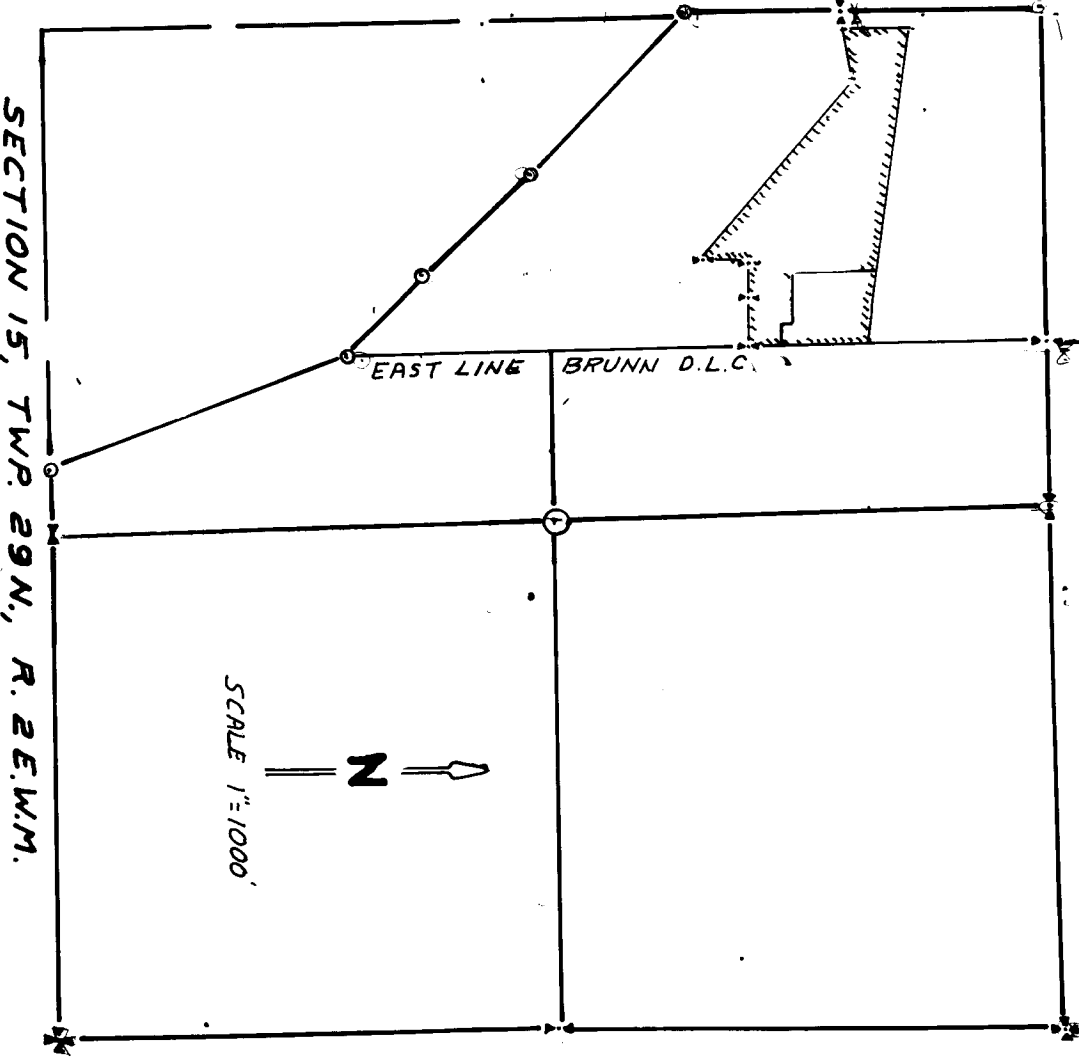


DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LANDS HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED RESIDENTIAL DEVELOPMENT AND DEDICATE THE COMMUNITY OPEN SPACE IDENTIFIED HEREON AS TRACT A AND TRACT B, IDENTIFIED AS RECREATIONAL AREA, TO THE OWNERS OF LOTS WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT FOR THE USES AND PURPOSES PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED HEREWITH.
ALL LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 920213349, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE:

FILED FOR RECORD THIS 5th DAY OF November 1992 AT 11:49 AM. IN VOLUME 1 OF PLANNED RESIDENTIAL DEVELOPMENTS AT PAGES 30 & 31, UNDER AUDITOR'S FILE NO. 920213330 RECORDS OF ISLAND COUNTY, WASHINGTON AT THE REQUEST OF J. Scriven
J. Scriven
COUNTY AUDITOR Deputy



MAP OF A PORTION OF BRUNN D.L.C. IN SECTION 15, TWP 29N, R. 2E.W.M.

BOWEN'S SURVEYING
P.O. BOX 7
COQUEVILLE, WASHINGTON
PHONE: 206 678-5409

DATE: 5/18/92
DRAWN: J. A. B.
CLIENT: SCRIVEN'S P.R.D.
FILE: 119215292 P.R.D.

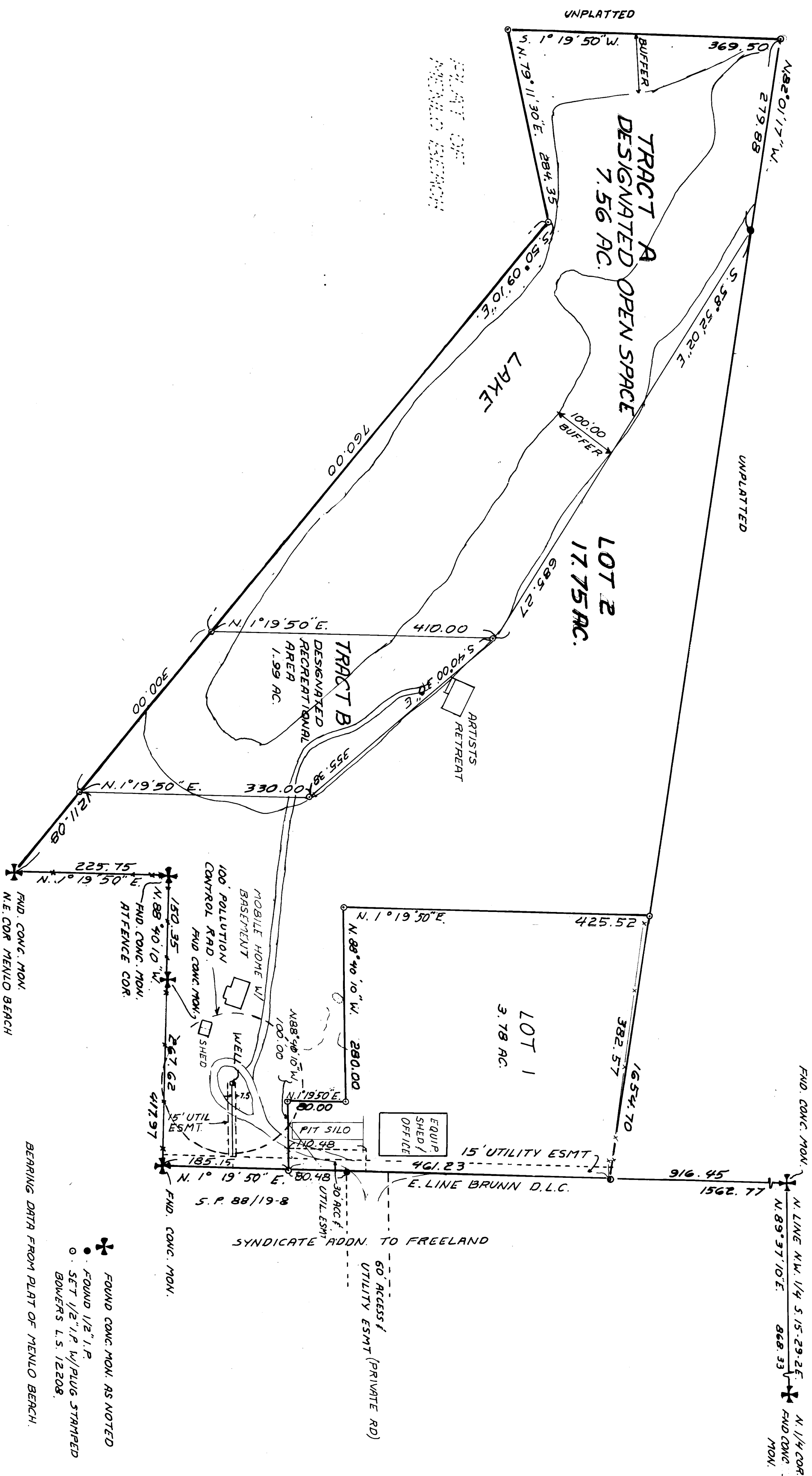
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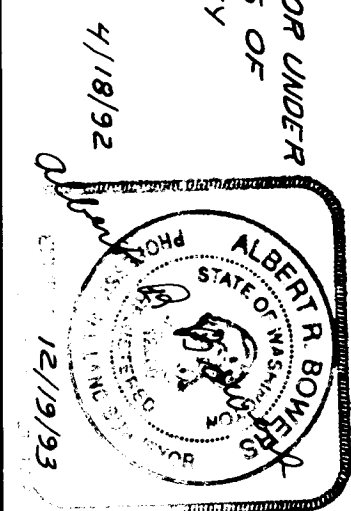
J. SCRIVENS P.R.D.
A PORTION OF R. BRUNN D.L.C. IN SECTION 15, T.29N., R.2E.W.M.
ISLAND COUNTY, WASHINGTON.



EQUIPMENT USED: JENA THEO. 020A SERIAL NO. 613684
SURVEYORITE D.M. SERIAL NO. 10606966
300' LUFKIN STEEL TAPE.

SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF
ISLAND COUNTY AND THE WASHINGTON STATE LAND SURVEY

Albert R. Brown
CERTIFICATE NO. 12208



MAP OF A PORTION OF BRUNN D.L.C. IN
SECTION 15, TWP 29N., R. 2E. W. 11M

BOWER'S SURVEYING
P.O. BOX 7
COUPEVILLE, WASHINGTON
PHONE: 206 678-5409

DATE: 5/18/92
DRAWN: Q. A. B.
CLIENT: SCRIVENS
FILE: 592152924100977

10 25 15 50

SCALE: 1" = 100"